

Fairfax County Planning Commission



Fiscal Year 2021

Annual Report of Activities



Published September 2021



FAIRFAX COUNTY PLANNING COMMISSION
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September 2021

Chairman McKay and Members of the Board:

We are pleased to forward to you the Fairfax County Planning Commission's Report of Activities for Fiscal Year 2021. The Planning Commission continues to work diligently to uphold its mission of providing you with recommendations on land use matters that will result in orderly, balanced, and equitable County growth.

During Fiscal Year 2021, the Planning Commission held 38 regular meetings, one workshop, 17 committee meetings, and heard verbal testimony from 314 speakers. In addition, the 2019-2020 South County Site Specific Plan Amendment (SSPA) process was held with the Community Task Forces and county staff recommending 23 nominations to the work program. The Planning Commission conducted public hearings, with community input, for the nominations over two days, recommending the addition of 14 nominations to the work program and the rescission of 5 pending, inactive nominations.

With the State of Emergency due to the COVID-19 pandemic remaining in place during this fiscal year, the Planning Commission continued to meet electronically for most meetings. Virtual methods of public participation were provided, including phone and pre-recorded video. Individual Commissioners have continued to work in their communities on land use matters, including field visits, land use committee meetings, and interaction with applicants, citizens, and staff.

These additional methods of public testimony have remained in place for in-person meetings, increasing accessibility to public hearings. The Planning Commission looks forward to the coming year and its continued support of the Board of Supervisors and the residents of Fairfax County.

Respectfully submitted,

Peter F. Murphy
Chairman
Springfield District

Fairfax County Planning Commission FISCAL YEAR 2021 ANNUAL REPORT



A Fairfax County, VA Publication

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land use policies and plans that will result in orderly, balanced, and equitable County growth.

***Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, At-Large
Julie M. Strandlie, Parliamentarian, Mason District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Andres Jimenez, At-Large
Candice Bennett, At-Large***

*Jill G. Cooper, Executive Director
Jacob L. Caporaletti, Clerk*



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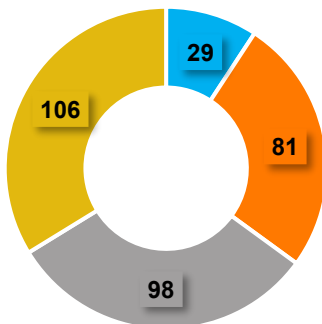
FISCAL YEAR 2021 ACTIVITIES

The FY 2021 Annual Report of Activities documents the activities of the Planning Commission from July 1, 2020, through June 30, 2021, including information about regular and committee meetings, speakers, land use actions, and Commissioners.

The high level of concurrence in FY 2021 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. In FY 2021 the Board of Supervisors concurred with **98%** of the Planning Commission's recommendations. This continues to demonstrate the high level of commitment undertaken by the Commission to ensure that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

OVERVIEW OF MEETING ACTIVITY

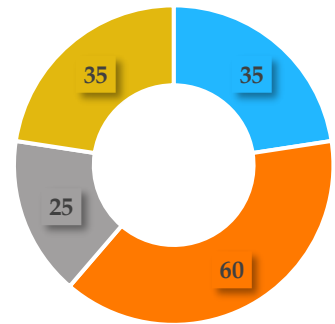
The Planning Commission held **38** regular meetings and **one** workshop during this past year. In March 2020, local and state governments declared states of emergencies due to the COVID-19 pandemic. On March 24, 2020, the Board of Supervisors adopted an Emergency Uncodified Ordinance to establish methods to assure continuity in Fairfax County Government. The State of Emergency was still in effect during this fiscal year and as a result, **25** regular Planning Commission meetings were conducted electronically with public hearing testimony provided by virtual methods, including phone or pre-recorded video. During those meetings, the Planning Commission heard verbal testimony from **239** speakers.



314 Speakers



38 Meetings



155 Actions

■ 1st Qtr ■ 2nd Qtr ■ 3rd Qtr ■ 4th Qtr

FY 2021 At a Glance

- 38 Meetings
- 314 Speakers
- 155 Actions
- 4,430 Minutes: Approximate Time Spent in Regular Meetings

Public Testimony

The Planning Commission heard verbal testimony from **314** speakers in Fiscal Year 2021, an approximate **31% increase** in speakers from Fiscal Year 2020 (239). The applications generating the most testimony were:

18 Speakers

Plan Amendment

PA 2020-II-1M

West Falls
Church Transit
Station Area
Study

Dranesville

June 16, 2021

22 Speakers

Plan Amendment

PA 2018-II-M1

McLean
Community
Business Center
Study

Countywide

May 26, 2021

46 Speakers

Zoning Ordinance

ZONING
ORDINANCE
MODERNIZATION
PROJECT

Countywide

January 28, 2021

FY 2021 At A Glance

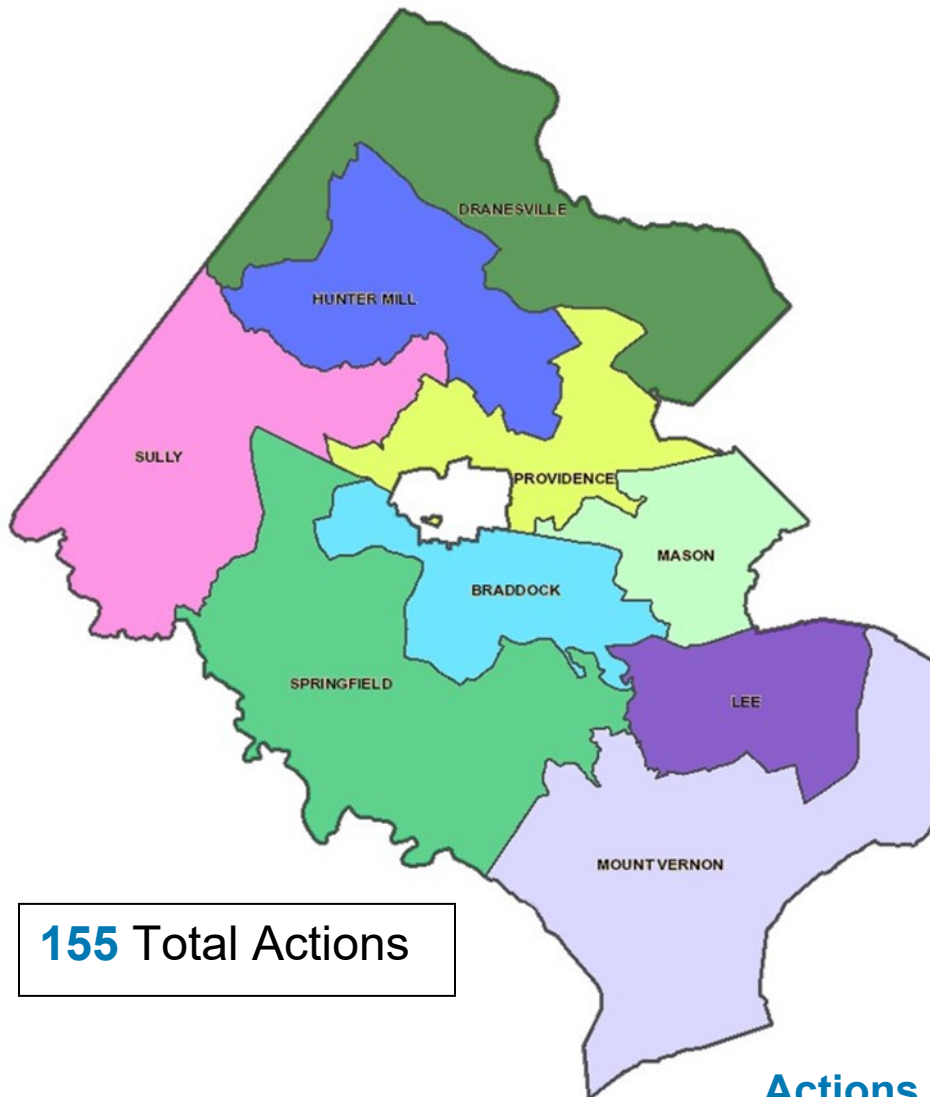
- 2:36 AM: Latest Meeting Adjournment
 - Wednesday, November 18, 2020
- 10:29 PM: Average Meeting Time Adjourned



4,430
Minutes =
Approximate
Time Spent
in Regular
Meetings

506
= Total
Number of
Verbatim
Pages

Supervisory District Workload (% of Actions Per District Over Total Actions)



5.8%	- Braddock
8.4%	- Dranesville
8.4%	- Hunter Mill
11%	- Lee
13.5%	- Mason
14.2%	- Mount Vernon
9.7%	- Providence
5.8%	- Springfield
16.1%	- Sully
7.1%	- Countywide

Actions by Application Type

Top three types of applications acted on by the Planning Commission

72

Rezoning
Applications &
Associated
Development Plans
(RZ/FDP)

26

Amendments to the
Comprehensive
Plan (Plan)

25

Special
Exception
Applications
(SE/SEA)

Overview of Committee Activity

Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land use issues. Some committees will meet jointly with other Board-appointed authorities and commissions members (e.g. the Fairfax County School Board) In addition to receiving input from County staff and private sector experts, all committee meetings are open to the public.

Eleven committees were appointed in FY 2021. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), nine other appointed committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons.

Below are the FY 2021 standing and special committees of the Planning Commission and the number of times each committee met. The Personnel and Budget, Parks, Schools, Transportation, and Telecommunications Committees were appointed but held no meetings in FY 2021.

In FY 2021, two commissioners were appointed to represent the Planning Commission on other Board-appointed authorities, commissions, and committees. Commissioner Evelyn S. Spain was appointed to represent the Planning Commission on the Airports Advisory Committee and Commissioner Julie M. Strandlie was appointed to represent the Planning Commission on the Economic Advisory Commission. In addition, Commissioners Phillip Niedzielski-Eichner and Timothy Sargeant were selected to represent the Planning Commission on the Joint Board of Supervisors/School Board Capital Improvement Program (CIP) Committee. Commissioner Evelyn S. Spain was appointed to Chair of the Confederate Names Task Force by the Board of Supervisors.

17 Committee Meetings (11 held electronically)		1,400 Minutes
1 – Policy and Procedures	1 – Policy and Procedures	Approximate time spent in Committee Meetings and Work Shop
1 – Tysons		
3 – Capital Improvement Program	3 – Capital Improvement Program	
2 – Housing	1 – Housing	
3 – Environment	1 – Environment	
7 – Land Use Process Review	5 – Land Use Process Review	

Policy and Procedures Committee

John Carter, Chair
Dan Lagana, Vice Chair
Candice Bennett
Timothy Sargeant
John Ulfelder
Evelyn Spain (Alternate)
Philip Niedzielski-Eichner (Alternate)
Peter Murphy (Alternate)



The Policy and Procedure Committee met once in FY 2021 to discuss with Planning Commission staff changes to verbatim transcripts, speakers list, correspondence deadlines, website navigation, and language access.

Capital Improvement Program Committee

Timothy Sargeant, Chair
Philip Niedzielski-Eichner, Vice Chair
Walter Clarke
Mary Cortina
Julie Strandlie
Peter Murphy
Daniel Lagana (Alternate)
Candice Bennett (Alternate)



During FY 2021 the Capital Improvement Program Committee met three times and held one workshop. The CIP Committee held a joint meeting with the Fairfax County School Board and Department of Management and Budget staff to discuss opportunities for future collaboration and ideas for following the One Fairfax Initiative. In February, the Committee received an overview of the Capital Improvement Program (CIP) from the Department of Management and Budget staff. The committee met again in March for a presentation on the CIP, Fiscal Years 2022-2026 which was followed by a workshop that included presentations from several Fairfax County agencies. The committee endorsed the adoption of the CIP FY 2022-2026 to the full Planning Commission.



Environment Committee

Mary Cortina, Chair
Andres Jimenez, Vice Chair
John Carter
John Ulfelder
Walter Clarke
Daniel Lagana
Timothy Sargeant (Alternate)
Julie Strandlie (Alternate)

The Environment Committee held three meetings in FY 2021. The Committee received presentations from staff on the Resource Protection Area (RPA) Planting Density Requirements for the Public Facilities Manual, the Comprehensive Plan Green Building Policy, County Environmental Initiatives, and Watershed Health. The Committee also discussed potential future topics for future meetings which included Leadership In Energy and Environmental Design (LEED) Certification, Green Initiatives, Solar and Geothermal, Car Charging, Salt Management, and Stormwater best practices.

Housing Committee

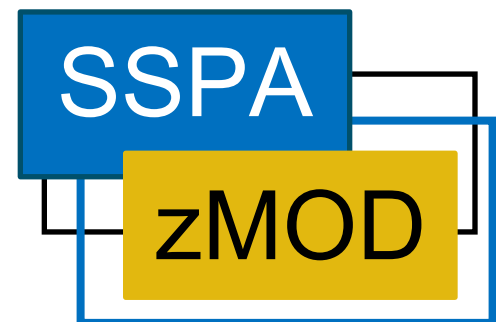
Julie Strandlie, Chair
Candice Bennett, Vice Chair
John Carter
Walter Clarke
Timothy Sargeant
Evelyn Spain
Philip Niedzielski-Eicher (Alternate)



The Housing Committee met twice in FY 2021. The Fairfax County Department of Housing and Community Development (HCD) provided a presentation on affordable housing in Fairfax County. In addition, the HCD and the Department of Planning and Development staff provided a presentation on the Draft Text of Plan Amendment 2020-CW-2CP, Housing Element and Workforce Dwelling Unit (WDU) Policy.

Land Use Process Review Committee

John Ulfelder, Chair
John Carter, Vice Chair
Candice Bennett
Mary Cortina
Timothy Sargeant
Julie Strandlie
Peter Murphy
Philip Niedzielski-Eichner (Alternate)



The Land Use Process Review Committee held seven meetings in FY 2021 which included its annual review of the Zoning Ordinance Amendment Work Program. The Committee received presentations from the Department of Planning and Development staff on the Zoning Ordinance Modernization Project (zMOD), the Zoning Ordinance Amendment for Agritourism, and the Wellington River at Farm Historic Overlay District applications. The Fairfax County Department of Planning and Development staff provided an overview of the 2019-2020 Site-Specific Plan Amendment Process (SSPA).



Tysons Committee

Philip Niedzielski-Eichner, Chair
John Ulfelder, Vice Chair
Mary Cortina
John Carter
Timothy Sargeant (Alternate)

The Tysons Committee met once in FY 2021 with staff from the Department of Planning and Development, Urban Centers Section, providing an overview of the Tysons 2019-2020 Annual Report. The Committee also discussed Tysons Comprehensive Plan Completion and Implementation and its progress in the community.

Parks Committee

John Ulfelder
Mary Cortina
Andres Jimenez
Daniel Lagana
Philip Niedzielski-Eichner
Julie Strandlie
John Carter (Alternate)
Timothy Sargeant (Alternate)



Schools Committee

Timothy Sargeant
Peter Murphy
Philip Niedzielski-Eichner
Evelyn Spain
Julie Strandlie
John Carter (Alternate)
John Ulfelder (Alternate)

Personnel and Budget Committee

Pete Murphy
Phillip Niedzielski-Eichner
Tim Sargeant
John Ulfelder
Mary Cortina
Walter Clarke (Alternate)



Transportation Committee

Mary Cortina
Candice Bennett
Walter Clarke
Phillip Niedzielski-Eichner (Alternate)
Tim Sargeant (Alternate)
Julie Strandlie (Alternate)

Telecommunications Committee

Pete Murphy
Daniel Lagana
Candice Bennett
Tim Sargeant
Walter Clarke
Mary Cortina (Alternate)
Julie Strandlie (Alternate)

Overview of Planning Commission Office & Communications

The Fairfax County Planning Commission's office is committed to excellence through the support of open, honest, and respectful communications; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land use process; and dedication to delivering outstanding and cost-effective service in an ever-changing environment.

The Planning Commission Office in FY2021, in addition to responding to telephone, written, and email requests for information, registered or verified the addresses of 314 speakers who testified during the FY 2021 public hearings. Staff also processed approximately 1,941 written comments from citizens regarding the 155 applications reviewed by the Planning Commission.

The Planning Commission staff documents meeting minutes and the verbatim of each Planning Commission meeting, from 2016 through 2021, minutes are available online to the public and may be found at:

<https://www.fairfaxcounty.gov/planningcommission/minutes-home>

The verbatim per each case heard from 2017 to 2021 can be found at:

<https://www.fairfaxcounty.gov/planningcommission/verbatim-home>

Minutes from 1941 through the present are also available in PDF format and can be emailed upon request.

The Planning Commission staff is also responsible for ensuring that proper and timely notice, as required by the Code of Virginia and the Fairfax County Zoning Ordinance, is provided to owners of property abutting and adjacent to land that is the subject of a land use application scheduled for public hearing by the Planning Commission as well as by the Board of Supervisors. During Fiscal Year 2021, staff verified the accuracy of 130 public notices, notifying adjacent property owners of pending applications and sent out 12 letters of deferral to adjacent property owners.

In addition, to support further communication with County stakeholders, the Planning Commission staff produces a quarterly newsletter, the Planning Communicator, and helps provide administrative assistance towards the production of the Planning Commission Roundtable, a monthly Channel 16 video program televised and streamed online.

Planning Communicator

Four issues of the *Planning Communicator* newsletter were published in Fiscal Year 2021 and included a snapshot of land use activity in each district and countywide.

Recent issues of the *Planning Communicator* are available online at:

<https://www.fairfaxcounty.gov/planningcommission/newsletter>.

Planning Commission Roundtable

Established in 2003, the Planning Commission Roundtable is a monthly video program about land use topics of interest to County citizens. Each broadcast is hosted by the Planning Commission Chairman, Peter F. Murphy and features subject matter experts as guests for each show.

The Planning Commission Roundtable is produced by the Cable Programming Division and is broadcasted on Fairfax County Channel 16 every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (when the Commission is not meeting or if meetings have adjourned prior to that time). The show is also streamed and archived and can be accessed at: <https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-roundtable>.

Due to the State of Emergency caused by the COVID-19 pandemic, there were no PC Roundtable tapings during FY 2021; however, previous tapings were shown throughout the year. More information on the Planning Commission Roundtable is available by calling the Commission Office at 703-324-2865 (TTY 703-324-7951).



DISTRICT LAND USE ACTIONS

The following section details the land use actions of each magisterial district. Additional information on the applications is available from the Planning Commission Office.

FY 2021 Braddock District Land Use Actions

9 Actions



Items Recommended for Approval:

SEA 96-B-010-03 - TRINITY CHRISTIAN SCHOOL OF FAIRFAX, A NON-STOCK VIRGINIA CORPORATION, D/B/A TRINITY CHRISTIAN SCHOOL – Application to amend SE 96-B-010 previously approved for a church and private school of general education to permit a boundary line adjustment and associated modifications to development conditions. Located at 11204 Braddock Road, Fairfax, 22030.

PCA 86-W-001-13/CDPA 86-W-001-04/FDPA 86-W-001-08 - BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 86-W-001, previously approved for governmental center, office, commercial, and residential, to permit a public facility and associated modifications to proffers and site design at a Floor Area Ratio of 0.078. Located on the south side of Random Hills Road and north side of Monument Drive.

PCA 87-S-039-07/CDPA 87-S-039-02/FDPA 87-S-039-11 - BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 87-S-039, previously approved for a mixed-use development, to permit a public facility and associated modifications to proffers and site design at Floor Area Ratio of 0.078. Located on the south side of Random Hills Road, west side of Government Center Parkway and north side of Monument Drive.

2232-B19-9 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) o/b/o BOARD OF SUPERVISORS OF FAIRFAX COUNTY – Application to permit the Monument Drive Commuter Garage and Bus Transit Center.

RZ 2020-BR-016 – TRUSTEES OF ANNANDALE UNITED METHODIST CHURCH – Application to rezone from C-5 and R-20 to C-5 to permit place of worship with community resource center with an overall Floor Area Ratio of 0.22. Located on the west side of Heritage Drive, south of Patriot Drive.

FY 2021 Dranesville District Land Use Actions

13 Actions



Items concurred with:

2232-D18-32 – **MILESTONE TOWER LIMITED PARTNERSHIP IV AND SPRINT** – Application under Sections 15.2-2204 and 15.2-2232 of the Code of Virginia to permit a telecommunications facility. Located at 700 Bennet Street, Herndon, 20170.

Items recommended for approval:

SE 2019-DR-012 – **MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD** – Application under Sections 3-302 and 3-304 of the Zoning Ordinance to permit a telecommunications facility. Located at 700 Bennet Street, Herndon, 20170.

PCA 89-D-007-02 – **MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE; FAIRFAX COUNTY SCHOOL BOARD** – Application to amend the proffers for RZ 89-D-007 previously approved for public uses to permit a telecommunications facility and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.24. Located on the north side of Bennett Street and east side of Dranesville Road.

CSP 2017-DR-028 – **SIMPSON WOODFIELD PASSPORT, LLC** – Application for approval of a Comprehensive Sign Plan associated with RZ 2017-DR-028. Located on the west side of Sunrise Valley Drive and north side of Dulles Technology Drive.

CSP 2002-HM-043 – **ARROWBROOK CENTRE, LLC, ARROWBROOK STREETS AND SIDEWALKS, LLC, AND ARROWBROOK MANAGEMENT CORP** – Application for approval of a Comprehensive Sign Plan associated with RZ 2002-HM043. Located on the south side of the Dulles Airport Access and Toll Road and west side of Centreville Road north of Sunrise Valley Drive.

RZ/FDP 2019-DR-013 – **MARGARET F. AHBE, TRUSTEE** – Applications to rezone from R-1 to PDH-2 to permit residential development with an overall density of 1.75 dwelling units per acre,

approval of the final development plan. Located on the south side of Jarrett Valley Drive and west side of Leesburg Pike.

SEA 78-D-098-04 – **JILL’S HOUSE** – Application to amend SE 78-D-098 previously approved for a medical care facility to permit modifications to development conditions. Located at 9011 Leesburg Pike, Vienna.

SE 2020-DR-014 – **MODERN MEDIA DESIGN, CORP.** – Application to permit office in a residential district. Located at 1566 Chain Bridge Road, McLean.

SE 2020-DR-012 – **TRI-STATE CHAIN BRIDGE, LLC** – Application to permit an independent living facility. Located at 1638 and 1642 Chain Bridge Road, McLean.

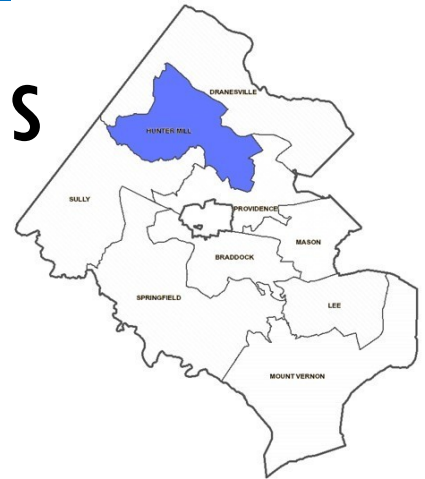
SEA 83-D-030-09 – **THE MADEIRA SCHOOL, INC.** – Application to amend SE 83-D-030 previously approved for a private school of general education to permit modifications to site design and development conditions. Located at 8328 Georgetown Pike, McLean.

Items recommended for adoption:

PA 2018-II-M1 – **MCLEAN COMMUNITY BUSINESS CENTER (CBC) STUDY** – This amendment concerns approximately 230 acres located south of Dolley Madison Boulevard (Route 123) and centered around the intersection of Old Dominion Drive and Chain Bridge Road. The subject area is coterminous with the boundary of the McLean Community Business Center and is planned for approximately 2,175 residential units and 3,365,000 square feet of office, retail, and institutional uses. The amendment will consider adding an option for a mix of uses totaling approximately 3,850 residential units and 3,150,000 square feet of non-residential uses. The amendment will also consider implementation in the central portions of the CBC under a form-based guidance and bike and pedestrian facilities and a new parks concept. Recommendations relating to the transportation network may also be modified.

PA 2018-II-1M – **WEST FALLS CHURCH TRANSIT STATION AREA (TSA) STUDY** – concerns approximately 31.5 acres generally located at 7040, 7044, 7048, 7054, 6922, and 6920 Haycock Road, Falls Church, and 7210 Leesburg Pike, located at the West Falls Church-VT/UVA Metrorail station. Tax Map 40-3 ((1)) 83, 84; 40-4 ((1))13; 40-4 ((2)) 1 and 2 are planned public facilities at the base and intermediate levels, with an option for development at 30 dwelling units per acre (du/ac). Tax Map 40-3((1))92A has an option for 25 du/ac. Tax Map 40-3((1))92 is planned for residential use up to a total of 40 dwelling units, with an option for up to 43,800 gross square feet of office/retail use. An additional option plans Tax Map 40-3 ((1))92 and 92A for up to 240,000 square feet of institutional use. The amendment will consider base level recommendation for public facilities use, and an option for a mix of uses consisting of multifamily and single-family attached residential, office, and retail uses up to 0.96 Floor Area Ratio (FAR) on Tax Map 40-4 ((1)) 13; 40-4 ((2)) 1, 2; 40-3 ((1)) 83 and 84. For Tax Map 40-3 ((1)) 92 and 92A the amendment will consider institutional use at the base level, as it is currently developed, and an option for a mix of uses consisting of institutional, office, retail, and multifamily residential uses up to 2.5 FAR. Plan recommendations relating to the transportation network, environment, urban design, parks and recreation, affordable housing may also be modified.

13 Actions



Concur:

2232-H19-6 – Fairfax County Park Authority,
Lake Fairfax Park Master Plan Revision,
1400 Lake Fairfax Drive, Reston.

Items recommended for approval:

RZ/FDP 2019-HM-016 – **CHRISTOPHER LAND, LLC** – Applications to rezone from R-1 to PDH-2 to permit development of up to 26 single family detached units with an overall density of 1.97 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the terminus of Floris Lane approximately 800 feet south of West Ox Road and 1,300 feet east of Centreville Road.

CSP-B-846-04 – **WOODFIELD GAR RESTON OWNER, LLC** – Application for approval of a Comprehensive Sign Plan associated with RZ-B-846. Located on the South side of Dulles Airport Access and Toll Road, northeast side of the Terminus of Roland Clarke Place.

CSP 2016-HM-005 – **Faraday Park, LLC** – Application for approval of a Comprehensive Sign Plan associated with RZ 2016-HM-005. Located on the south side of Reston Station Boulevard and north side of Dulles Airport Access and Toll Road, approximately 900 feet east of Wiehle Avenue.

CSP 2016-HM-007 – **ONE RESTON CO. LLC, TWO RESTON CO. LLC, & BOP RESTON F LLC**, – Application for approval of a Comprehensive Sign Plan associated with RZ 2016-HM-007. Located in the northwest quadrant of the intersection of Reston Parkway and Sunrise Valley Drive.

PRC-C-020-02 – **TALL OAKS AT RESTON, L.C.** – Application to approve a PRC plan associated with RZ-C-020 to permit additional parking for an existing assisted living facility. Located on the north side of North Shore Drive, east of its intersection with Wiehle Ave.

PCA 86-C-119-08/DPA 86-C-119-04/PRCA 86-C-119-02 – **BOSTON PROPERTIES LIMITED PARTNERSHIP** – Applications to amend the proffers, conditions, and development plan for RZ 86-C-119, previously approved for mixed use development, to add office as a permitted use on Block D and associated modifications to proffers and site design at an intensity of 7.25 Floor Area Ratio (FAR) for Block D and 3.22 FAR for the overall development. Located on the east side of Town Center Parkway, north of Sunset Hills Road and south of the Washington and Old Dominion Trail.

Items recommended for denial:

RZ 2019-HM-011 – **SAKTHIVEL CHINNASAMY AND NANDAKUMAR SREENIVASAN** – Application to rezone from R-1 to R-3 to permit residential development with a total density of 2.85 dwelling units per acre (du/ac). Located on the north side of Old Courthouse Road.

CSPA 85-C-088-03 – **MICROSOFT CORPORATION** – Application to amend the previously approved Comprehensive Sign Plan associated with CSP 85-C-088 to permit sign modifications. Located on the south side of Freedom Drive, east side of Explorer Street and north side of Market Street.

CSPA B-846-02-02 – **RESTON HOTEL, LLC** – Application to amend the previously approved Comprehensive Sign Plan associated with CSP-B-846-02 to permit sign modifications. Located on the south of Dulles Airport Access and Toll Road, east of Reston Parkway and north of Sunrise Valley Drive.

FY 2021 Lee District Land Use Actions

17 Actions



Items recommended for approval:

CSP 2013-LE-008 – **SOUTH ALEX SUBSIDIARY, LLC** – Application for approval of a Comprehensive Sign Plan associated with RZ 2013-LE-008. Located on the south side of Poag Street and west and east side of Red Star Lane west of the intersection of Richmond Avenue and north of Kings Highway.

PCA 84-L-020-27/CDPA 84-L-020-08/FDPA 84-L-020-02-16 – **KINGSTOWNE PARCEL O LP** – Applications to amend the proffers, conceptual development plan, and final development plan for RZ 84-L-020, previously approved for mixed use development, to permit residential development and associated modifications to proffers and site design at a density of 46 dwelling units per acre (du/ac). Located on the south side of Kingstowne Boulevard, east side of Kingstowne Village Parkway and north side of Kings Centre Drive.

PCA-C-448-35/CDPA-C-448-08/FDPA-C-448-05-05 – **KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP** – Applications to amend the proffers, conceptual development plan, and final development plan for RZ C-448, previously approved for mixed use development, to permit associated modifications to proffers and site design at a Floor Area Ratio of 0.18. Located on the north side of Kingstowne Boulevard and west side of South Van Dorn Street.

SEA 94-L-004-03 – **KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP** – Application to amend SE 94-L-004-03 previously approved for restaurants and restaurants with

drive through to permit associated modifications to site design and development conditions. Located 5820 Kingstowne Circle, Alexandria, 22315.

FDPA 2003-LE-025-11 – **RONALD P. ALBERTO** – Application to amend the final development plans for FDP 2003-LE-025 to permit residential development and associated changes to development conditions. Located in on the west side of South Van Dorn Street, north of Lake Village Drive and south of Franconia Road.

RZ 2020-LE-013 – **LEE AUTOMOTIVE, L.C.** – Application to rezone from C-6 to I-5 to permit industrial uses with an overall Floor Area Ratio (FAR) of 0.29. Located on the east side of Fort Belvoir and west side of Backlick Road, south of Forest View Drive, and north of Fullerton Road.

SEA 2013-LE-014 – **SELECT PROPERTY, LLC** – Application to amend SE 2013-LE-014 previously approved for vehicle sale, rental and ancillary service establishment and waiver of minimum lot size/lot width to allow modifications to site and development conditions to permit a vehicle sale, rental and ancillary service establishment and associated modifications to site design and development conditions. Located at 5630 South Van Dorn Street, Alexandria.

RZ 2021-LE-005 – **SELECT PROPERTY, LLC** – Application to rezone from R-1 and C-6 to C-6 to permit vehicle sale, rental, and ancillary service establishment with an overall Floor Area Ratio (FAR) of 0.33. Located on the north side of McGuin Drive and west side of South Van Dorn Street.

Items recommended to the Comprehensive Plan Amendment Work Program:

PC19-LE-009 – 5400-5604 Oakwood Road located at 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road. Current Plan: Office/industrial use of 0.25 - 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use.

PC19-LE-004 – Potomac Steel located at 7801 Loisdale Road, Springfield, Current Plan: Industrial use up to an intensity of 0.35 Floor Area Ratio (FAR). Nominated Change: Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 sf to include a potential law enforcement training facility.

PC19-LE-006 – 5605 Oakwood Road located at 5605 Oakwood Road, Alexandria. Current Plan: Office use at an intensity up to 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use with office and self-storage as secondary uses, up to 850,000 sf, and removal of the phasing limitation for residential use.

PC19-LE-008 – Brandon Avenue located at 6235 Brandon Avenue, Springfield. Current Plan: Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 Floor Area Ratio (FAR); Overlay for Land Unit A: Mixeduse residential, office, hotel, retail and civic uses up to 1.6 overall FAR; Site-specific option: Office use up to 125,000 sf with ground-floor retail. Nominated Change: Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.

Items not recommended to the Comprehensive Plan Amendment Work Program:

PC 19-LE-001 – Beacon Hill Apartments located at 3100 Southgate Drive, Alexandria. Current Plan: Residential use at 16 to 20 dwelling units per acre (du/ac). Nominated Change: Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at 65-75 du/ac with maximum building heights of three to seven stories.

FY 2021 Mason District Land Use Actions

21 Actions



Items concurred with:

2232-M20-1 – **Department of Planning and Development, Community Revitalization Section** – Proposed Annandale Civic Space (Public Park), 7200 Columbia Pike, Annandale.

FS-M20-5 – **Department of Public Works And Environmental Services** – **Seven Corners Fire Station**, 2949 Sleepy Hollow Road, Falls Church.

FS-M20-7 – **Department of Public Works and Environmental Services** – **Holmes Run Wastewater Pump Station** – 6623 Dearborn Drive, Falls Church.

Items recommended for approval:

PCA-C-052-09/FDPA-C-052-15/CDPA-C-052-02 – **KIW SKYLINE 1, LLC, KIW SKYLINE 2, LLC AND KIW SKYLINE 3, LLC** – Applications to amend the proffers, conceptual development plan, and final development plan for RZ-C-052 previously approved for office use, to permit the repurposing of office buildings to accommodate live/work units and associated modifications to proffers and site design at a 2.98 Floor Area Ratio. Located on the east side of Seminary Road, south of Leesburg Pike and north of South George Mason Drive.

RZ/FDP 2019-MA-018 – **CHRISTOPHER LAND, LLC** – Applications to rezone from R-4, C-3, CRD, SC and HC to PDH-12, CRD, SC and HC to permit 43 single-family attached residential units with an overall density of 11.1 dwelling units per acre and approval of the conceptual and final development plan. Located approximately 600 feet west of Ravensworth Road and 650 feet south of Little River Turnpike, north and south sides of McWhorter Place, west side of Markham Street and portions of McWhorter Place/Markham Street to be vacated and/or abandoned.

SE 2019-MA-014 – **LORA L. SEEDS** – Application to a permit waiver of minimum lot width requirements. Located at 5824 Dawes Avenue, Alexandria, 22311.

SEA 2018-MA-008 – **TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND LUCA'S RAINBOW BILINGUAL PRESCHOOL LLC** – Application to amend SE 2018-MA-008 previously approved for a place of worship with a child care center to add land area and modify development conditions and associated modifications to site design. Located at 6323 and 6335 Little River Turnpike, Alexandria, 22312 on approximately 2.85 acres of land.

PCA/CDPA/FDPA 2016-MA-022 – **EYA DEVELOPMENT LLC** – Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2016-MA-022, previously approved for mixed-use development, to permit 177 single family attached units and associated modifications to proffers and site design at a Floor Area Ratio of .60 (inclusive of bonus density associated with Accessory Dwelling Units). Located on the South side of Arlington Boulevard and West side of Graham Road.

SE 2020-MA-011 – **TERRY L. SLACK and AMNUAY SLACK** – Application to permit a waiver of minimum lot size requirements from 80 feet to 71.1 feet. Located at 6264 Lincolnia Road, Alexandria.

Items recommended for adoption:

Plan Amendment 2021-00009 approximately 2.2 acres located at 4312 & 4316 Ravensworth Road in the Mason District. The area is located within the Annandale Community Business Center and is planned for mixed-use development up to six stories in height with ground floor retail. The amendment will consider adding an option to the Comprehensive Plan for a mixed-use, multi-story self-storage facility. Recommendations relating to parcel consolidation and mid-block inter-parcel access are also proposed.

Items recommended to the Comprehensive Plan Amendment Work Program:

PC19-MA-001 – First Christian Church located at 6165 Leesburg Pike, Falls Church. Current Plan: Public Facilities, Governmental, and Institutional uses. Nominated Change: Multifamily age-restricted independent living (up to 113 units) with up to 5,000 square feet of medical or general office. Expand existing place of worship.

PC19-MA-002 – 6152 Leesburg Pike located at 6152 Leesburg Pike, Falls Church. Current Plan: Residential use at 3-4 dwelling units per acre (du/ac). Nominated Change: Add a plan option to allow for senior housing at 5-8 du/ac.

PC19-MA-006 – Dar Al-Hijrah Islamic Center located at 6152 and 6160 Leesburg Pike, 3159 Row Street, and 6105, 6107, 6109, 6111, 6113, 6115, and 6117 Munson Hill Road, Falls Church. Current Plan: Residential use at 2-3 dwelling units per acre (du/ac) and 3-4 du/ac. Nominated Change: Expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 Floor Area Ratio (FAR).

PC19-MA-004 – 4312 Ravensworth Road located at 4312 Ravensworth Road, Annandale. Current Plan: Comprehensive Land Use Plan Map: Alternative Uses; Text: Formbased plan; mid-rise residential use or commercial/mixed use, up to six stories. Nominated Change: Self-storage use up to four stories.

PC19-MA-005 – Western Annandale Community Center located at 7616 Little River Turnpike; 4102, 4104, 4108, 4112, 4114, and 4116 Woodland Road; 4111 Hummer Road; 4125 Horseshoe Drive, Annandale. Current Plan: Area within Annandale CBC: Office, Retail and Other Commercial Uses, form-based guidelines recommend up to eight stories; Areas outside Annandale CBC: Residential use at 2-3 dwelling units per acre (du/ac); Option for 3-4 du/ac with consolidation. Nominated Change: Expansion of Annandale CBC to include nominated adjacent residential properties; Add residential use into the mix of land uses for the properties within Sub-

unit G1.

Item not recommended to the Comprehensive Plan Amendment Work Program:

PC19-MA-003 – 6429 Arlington Boulevard located at 6421, 6425, 6429, 6435, 6439, 6443 Arlington Boulevard, and 6420 Spring Terrace, Falls Church. Current Plan: Comprehensive Land Use Plan map baseline recommendation is for residential use at a density of 2-3 dwelling units per acre. Text recommends single-family residential use. Commercial encroachment should be discouraged. Nominated Change: Assisted living/nursing care/memory care up to 90,000 square feet, or a Floor Area Ratio (FAR) up to 0.48.

FY 2021 Mount Vernon District Land Use Actions

22 Actions



Items recommended for approval:

PCA/CDPA/FDPA 2000-MV-046 – **AVENTON HOLDINGS I, LLC** – Applications to amend the proffers, conceptual development plan, and second final development plan for RZ 2000-MV-046, previously approved for up to 650 du and 250,000 square feet of office and retail, to permit up to 379 du and associated modifications to proffers and site design at a density of 94.4 dwelling units per acre. Located on the north side of Huntington Park Drive approximately 300 feet east of its intersection with North Kings Highway.

CPSA 2012-MV-008 – **FPRP DEVELOPMENT INC.** – Application to amend the previously approved Comprehensive Sign Plan associated with RZ 2012-MV-008 to permit sign modifications. Located on the south side of Silverbrook Road and west side of Powerhouse Road.

SE 2020-MV-018 – **FOREST GLEN JOINT VENTURE, LLP** – Application to permit restaurant with drive-through and waivers of minimum lot width, minimum lot size and rear yard setback. Located at 8702 Richmond Highway, Alexandria.

FDPA 96-V-006 – **MAURICE GEORGE SINGLETON**– Application to amend the final development plans for RZ 96-V-006 to permit modifications of yard requirements for lot 43 and associated revisions to development conditions to permit construction of a sunroom 13 feet from the rear lot line. Located at 7833 Dogue Indian Circle, Lorton.

PCA 89-V-059-02 – **LORTON VALLEY RETAIL, LLC**— Application to amend RZ 89-V-059, previously approved for a 125,000 square foot shopping center, to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.13. Located on the east side of Ox Road between Weatherly Way and Blu Steel Way.

SE 2020-MV-020 – **LORTON VALLEY RETAIL, LLC**— Application to convert a financial institution with a drive through to a restaurant with a drive through. Located at 8981 Ox Road, Lorton.

PCA/FDPA 74-8-126 – **YOSHI HOLDINGS, LLC** – Applications to amend the proffers, conceptual, and final development plan for RZ 74-8-126 (concurrent with RZ 74-8-125) previously approved for 212 dwelling units (du) at a density of 2.5 dwelling units per acre (du/acre) to permit development of 6 single family detached dwellings and associated modifications to proffers and site design at a density of 2.26 du/ac. Located on the east side of Hooes Road and south side of Southern Oaks Place.

Items recommended for adoption:

PA 2018-IV-T1 – **COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON AVENUE/RICHMOND HIGHWAY INTERSECTION STUDY)** – The proposed removal of a planned grade-separated interchange located at the intersection of Huntington Avenue and Richmond Highway.

PA 2018-IV-MV5 – **COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY COMMUNITY BUSINESS CENTER (CBC) SUB-UNITS A-1, A-2, A-3)** – Involves proposed changes to the land use and transportation recommendations for Sub-units A-1 and A-2, and potential options for parcel consolidation with Sub-unit A-3 of the North Gateway Community Business Center (CBC), as well as the urban design and area-wide recommendations for the entire CBC. Generally located on the east and west sides of Richmond Highway between Interstate-495 and Huntington Avenue.

Plan Amendment 2020-IV-MV1/Concurrent with RZ 2021-MV-001/Zoning Ordinance Amendment – A proposal to establish a Wellington at River Farm Historic Overlay District.

PA 2021-00007– 2550 HUNTINGTON AVENUE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approx. 6.04 ac. generally located at 2550 Huntington Avenue, Alexandria, VA, 22303 located on the north side of Huntington Avenue, south of Cameron Run, west of Metroview Parkway and east of Robinson Way, Tax Map #s 83-1 ((1)) 34D, 34E and 34F in the Mount Vernon Supervisor District. The area is planned for a mixture of residential, office, retail and restaurant uses at 2.0 to 3.0 floor area ratio (FAR) and a maximum height of 165 feet. The residential component should be limited to approximately onehalf of the total development. The amendment will consider an option to modify or remove the limitation on residential development. Recommendations relating to the transportation network may also be modified.

Items recommended to the Comprehensive Plan Amendment Work Program:

PC19-MV-003 – 8160-8208 MOUNT VERNON HIGHWAY: Located at 8160, 8162, 8164, 8174, 8178, 8200, 8204, 8208 Mount Vernon Highway, Alexandria. Current Plan: Residential use at 2-3 dwelling units per acre (du/ac). Nominated Change: Residential use at 5-8 du/ac with parcel consolidation.

PC19-MV-005 – HUNTINGTON METRO STATION: Located at 5801 N. Kings Highway, Alexandria. Current Plan: Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential. Nominated Change: Mixed-use up to 1.5 Floor Area Ratio (FAR) [1.8 million square feet (sf)], including: residential, office, and retail uses, and public facilities for Huntington Metrorail Station.

PC19-MV-009 – 2806 POPKINS LANE: Located at 2806 Popkins Lane, Alexandria. Current Plan: Text: Residential use at 3 - 4 dwelling units per acre (du/ac); Comprehensive Land Use Plan Map shows residential use at 2 – 3 du/ac. Nominated Change: Residential use at 5 – 8 du/ac, yielding up to 33 townhomes.

PC19-MV-011 – 2550 HUNTINGTON AVENUE: Located at 2550 Huntington Avenue, Alexandria. Current Plan: Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 – 3.0 FAR and a maximum height of 165 feet. Residential use component limited to one-half of the total development. Nominated Change: Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.

PC19-MV-002 – ENGLSIDE TRAILER PARK/RAY'S MOBILE HOME COLONY: Located at 8431, 8453, 8459, 8463, 8465, 8529, 8537, 8541 Richmond Highway; 8500 Greenleaf Street; 106, 222 Denfield Drive; 4116, 4117 Melon Street; 4115 Galen Street; 8537, and 8543 Forest Place, Alexandria. Current Plan: Base: Residential use at 5-8 dwelling units per acre (du/ac). Option: Mixed-use comprising 75% residential use at 16-20 du/ac and 25% retail and office use at an intensity of 0.5 Floor Area Ratio (FAR) with substantial parcel consolidation and urban/town center design concept, among other conditions. Nominated Change: Revise adopted plan option for residential use to 20-30 du/ac with neighborhood retail and/or office use, and without substantial parcel consolidation.

Item not recommended to the Comprehensive Plan Amendment Work Program:

PC19-MV-006 – 10208 OLD COLCHESTER ROAD: located at 10208 Old Colchester Road, Lorton. Current Plan: Residential uses at 0.2 – 0.5 dwelling units per acre (du/ac). Nominated Change: Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2; amend the plan recommendation of the site from low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

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Items recommended for approval:

PCA 2011-PR-011-03/FDPA 2011-PR-011-04 – **CITYLINE PARTNERS, LLC** – Applications to amend the proffers, conditions, and final development plan for RZ 2011-PR-011 previously approved for mixed use development to permit modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 8.04. Located on the north side of Chain Bridge Road and west side of South Dartford Drive.

CSP 2011-PR-011-03 – **TYSONS LW HOTEL ASSOCIATES, L.P.** – Application for approval of a Comprehensive Sign Plan associated with RZ 2011-PR-011. Located on the north side of Chain Bridge Road and west side of Colshire Drive, south of Dolley Madison Boulevard.

SE 2020-PR-006 – **MOHAMED ELRAFAEI/D/B/A MINT CAFE** – Application to permit a restaurant. Located at 7787 Leesburg Pike, Falls Church, 22043.

RZ 2018-PR-010 – **JRS@TYSONS, LLC** – Application to rezone from C-5, SC and HC to PTC, SC, and HC to permit mixed use development with an overall Floor Area Ratio of 6.28, which includes bonus density for workforce housing and approval of the conceptual development plan. Located on the north side of Watson Street approximately 130 feet west of International Drive.

PCA 2005-PR-039-03 – **DUNN LORING DEVELOPMENT COMPANY, LLC** – Application to amend the proffers previously approved with RZ 2005-PR-039, as amended by PCA 2005-PR-039 and PCA 2005-PR-039-02. Located on the north side of Prosperity Avenue, west side of Gallows Road and south side of I-66.

CSPA 2010-PR-021-02 – **CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION** – Application to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-021 to permit sign modifications. Located on the N. side of Dolley Madison Boulevard, west side of Scotts Crossing Road and east side of the Capital Beltway.

RZ/FDP 2020-PR-004 – **Merrilee Ventures, L.C** – Applications to permit mixed use development with an overall Floor Area Ratio of 2.70, which includes bonus density for workforce housing and approval of the conceptual and final development plan. Located on the west side of Merrilee Drive between Prosperity Avenue and Merrifield Avenue.

RZ 2020-PR-007 – **Scott W. Downing & Mary Constance Downing** – Application to permit residential development with a total density of 1.9 dwelling units per acre. Located on the east side of Hunter Road approximately 400 feet north of Bluegate Drive.

PCA/FDPA 2013-PR-009 – **TYSONS WESTPARK, L.C.** – Applications to allow interim uses for new vehicle storage, commercial off-street parking and public park and associated modifications to proffers and site design at a floor area ratio of 0.0. Located on the southeast side of the intersection of Westpark Drive and Leesburg Pike.

FDPA 78-P-130-10 – **EDUVISION, INC.** – Application to amend the final development plan for RZ 78-P-130 to permit colleges/universities. Located on the west side of Fairview Park Drive approx. 2,000 feet south of its intersection with Arlington Boulevard.

RZ 2018-PR-013 – **WHITE GRANITE ASSOCIATES LLC** – Application to rezone from C-3 to R-16 to permit residential development with a total density of 14.2 dwelling units per acre. Located in the northwest quadrant of Chain Bridge Road and Interstate 66, along the terminus of White Granite Drive.

CSP-B-993 – **L/L CIRCLE TOWERS RESIDENTIAL ASSOCIATION LLC** – Application for approval of a Comprehensive Sign Plan associated with RZ-B-993. Located on the south side of Lee Highway, east of Blake Lane, Fairfax

FY 2021 Springfield District Land Use Actions

Items concurred with:

2232-S20-4 – **MILESTONE TOWER LIMITED PARTNERSHIP IV AND TRUSTEES OF THE VIRGINIA KOREAN BAPTIST CHURCH** – Application to permit a telecommunication facility (monopole). Located at 7200 Ox Road, Fairfax Station.

Items recommended for approval:

SEA 84-P-129-05 – **ARDEN COURTS, FAIR OAKS OF FAIRFAX, VA, LLC A/K/A ARDEN COURTS OF FAIR OAKS** – Application to amend SE 84-P-129 previously approved for assisted living and medical care facilities to permit an 8-bed expansion and associated modifications to site design and development conditions. Located 12469 Lee Jackson Memorial Highway, Fairfax.

PCA 74-2-112-04 – **ARCLAND PROPERTY COMPANY, LLC** – Application to amend the proffers for RZ 74-2-112 previously approved for a restaurant with a drive-through to permit a mini-warehousing establishment and associated modifications to proffers and site design with an overall Floor Area Ratio of 1.0. Located on the east side of West Ox Road approximately 180 feet north of the intersection with Piney Branch Road.

SE 2020-SP-007 – **ARCLAND PROPERTY COMPANY, LLC** – Application to permit an increase in Floor Area Ratio. Located on the east side of West Ox Road approximately 180 feet north of the intersection with Piney Branch Road.



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CSPA 93-Y-044-03 – **Darden Restaurants** – Application to amend the previously approved Comprehensive Sign Plan associated with CSP 93-Y-044 to permit sign modifications. Located on the southwest corner of Fair Lakes Parkway and Monument Drive.

SE 2020-SP-009 – **HHP HOLDINGS, LLC** – Application to permit a kennel. Located at 12605 Braddock Road, Fairfax.

SE 2020-SP-017 – **THE MICHAELS DEVELOPMENT COMPANY I, L.P.** – Application to permit an independent living facility. Located at 13090 Autumn Willow Drive and 13208 Lee Highway, Fairfax.

SE 2020-SP-021 – **MILESTONE TOWER LIMITED PARTNERSHIP IV AND TRUSTEES OF THE VIRGINIA KOREAN BAPTIST CHURCH** – Application to permit a telecommunication facility (monopole). Located at 7200 Ox Road, Fairfax Station.

Item recommended for adoption:

PA 2019-III-FC1 – **FAIR OAKS MALL** – Comprehensive Plan amendment for the Fair Oaks Mall property located in Sub-unit A1 of the Fairfax Center Area proposes a single overlay recommendation for residential mixed-use development up to 1.0 Floor Area Ratio (FAR) with no condition linking the highest intensity to mass transit availability, but with minor adjustments to the mix of uses and other conditions.

FY 2021 Sully District Land Use Actions

25 Actions

Item concurred with:

2232-Y20-6 – **NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH AND CENTREVILLE DAY SCHOOL** – Applications to permit a telecommunication facility (stealth bell tower). Located at 6400 Old Centreville Road.

Items recommended for approval:

RZ 2019-SU-021 – **BLUE KNOB INVESTORS, LLC** – Application to rezone from I-3, WS, AN and HC to C-8, WS, AN and HC (5.38 ac.) to permit a Vehicle Sales, Rental, and Ancillary Service Establishment with an overall Floor Area Ratio of 0.17, and to I-5, WS, AN, and HC (6.68 acres) to permit a Vehicle Major Service, Vehicle Light Service, and New Vehicle Storage Establishment with an overall Floor Area Ratio of 0.07. Located on the south side of Lee Jackson Memorial Highway approximately 1,200 feet west of its intersection with Stonecroft Boulevard.



SE 2019-SU-022 – **BLUE KNOB INVESTORS, LLC** – Application to permit a Vehicle Sales, Rental, and Ancillary Service Establishment and Vehicle Light Service Establishment. Located on the south side of Lee Jackson Memorial Highway approximately 1,200 feet west of its intersection with Stonecroft Boulevard.

SEA 93-Y-006-02 – **PM PLUS, LLC** – Application to amend SE 93-Y-006 previously approved for a service station, quick service food store and vehicle light service establishment to permit modifications to the development conditions. Located at 13612 and 13616 Lee Highway and 13603 and 13607 Johnson Avenue, Centreville, 20120.

RZ/FDP 2019-SU-010 – **K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC** – Applications to rezone from I-4, I-3, and WS to PDH-16 and WS to permit mixed residential use with an overall density of 15.26 dwelling units per acre (Inclusive of Accessory Dwelling Unit/Workforce Dwelling Units) and approval of the conceptual and final development plan. Located on the east side of Sully Road, west side of Park Meadow Drive and north side of Poplar Tree Road.

PCA 78-S-063-10 – **K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC** – Application to amend the proffers for RZ 78-S-063 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.62 (Inclusive of Accessory Dwelling Unit/Workforce Dwelling Units). Located on the east side of Sully Road, west side of Park Meadow Drive and north side of Poplar Tree Road.

PCA 81-S-076 – **K. HOVNANIAN AT THE BOULEVARDS AT WESTFIELDS, LLC** – Application to amend the proffers for RZ 81-S-076 previously approved for office to permit mixed residential use and associated modifications to proffers and site design with an overall Floor Area Ratio of 0.62 (Inclusive of Accessory Dwelling Unit/Workforce Dwelling Units). Located on the east side of Sully Road, west side of Park Meadow Drive and north side of Poplar Tree Road.

PCA 78-S-063-08 – **STANLEY MARTIN COMPANIES, LLC** – Application to amend the proffers for RZ 78-S-063 previously approved for office to delete 12.04 acres to be included in concurrent RZ 2019-SU-005. Located on the east side of Westfields Boulevard and north side of Newbrook Drive on approximately 12.04 acres of land.

RZ/FDP 2019-SU-005 – **STANLEY MARTIN COMPANIES, LLC** – Applications to rezone from I-3, WS and AN to PDH-16, WS and AN to permit residential development with an overall density of 11.13 dwelling units per acre including bonus density for the provision of Affordable Dwelling Units, and approval of the conceptual and final development plan. Located on the east side of Westfields Boulevard and north side of Newbrook Drive on approximately 12.04 acres of land.

RZ 2020-SU-006 – **CAPE THERESA, LLC** – Application to permit a contractor's office and a materials storage yard with an overall Floor Area Ratio of 0.09. Located in the northeast quadrant of Murdock Street and Glorus Rd.

RZ 2020-SU-002 – **MATAN GLORUS ROAD, LLC** – Application to permit industrial use with an overall Floor Area Ratio of 0.35 Located on the west side of Glorus Road, north side of Thompson Road and east side of Barney Road.

SE 2020-SU-010 – **THE SULLY LIMITED PARTNERSHIP** – Application to permit a waiver of certain sign regulations. Located at 13800, 13855, 13910 and 13957 Metrotech Drive, Chantilly.

SE 2020-SU-013 – **RECOVERY INNOVATIONS INC., D/B/A RI INTERNATIONAL** – Application to permit a medical care facility. Located at 14554 Lee Road, Chantilly.

RZ/FDP 2019-SU-003/PCA 74-2-091 – **BUCHANAN PARTNERS, LLC** – Applications to rezone from I-5 and

WS to PDC and WS to permit mixed use development with an overall Floor Area Ratio of 0.72 (Inclusive of bonus density associated with ADU/WDUs) and approval of the conceptual and final development plan. Located in the northwest quadrant of the intersection of Sully Road and Willard Road.

RZ/FDP 2019-SU-020/PCA 74-2-124 – **EB ALBEMARLE, LLC AND BUCHANAN PARTNERS, LLC** – Applications to rezone from I-5, WS to PDC, WS to permit mixed use development with an overall Floor Area Ratio of 0.47 (Inclusive of bonus density associated with ADU/WDUs) and approval of the conceptual and final development plan. Located on the west side of Sully Road and east side of Lee Road, approximately 1,300 feet north of Willard Road.

FDPA 78-C-118-22 – **KULDEEP AJIT SAWANT** – Application to amend the final development plans for FDP 78-C-118 to allow an addition 5.9 feet from rear lot line and existing deck to remain 2.3 feet from rear lot line and associated changes to development conditions. Located at the terminus of Brightfield Lane, Herndon.

SE 2020-SU-005 – **SHEETZ, INC** – Application to permit a service station, quick service food store and restaurant with drive through. Located at 13850 McLearn Road, Herndon.

FDPA 81-S-058-08-01 – **NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL** – Application to amend Final Development Plan FDP 81-S-058-08, previously approved for a place of worship with a child care center, to continue the place of worship with a child care and add a telecommunication facility (stealth bell tower) with associated changes to site design and development conditions. Located on the east side of Centreville Drive and southwest corner of New Braddock Road and Centreville Road.

SEA 2009-SU-002 – **NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH, AND CENTREVILLE DAY SCHOOL** – Application to amend Special Exception SE 2009-SU-002, previously approved for a place of worship with a child care center, to add a telecommunication facility (stealth bell tower) and associated changes to site design and development conditions. Located at 6400 Old Centreville Road, Centreville.

FY 2021 Countywide Land Use Actions

11 Actions



Item recommended for approval:

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2022 – 2026 ADVERTISED
(With Future Fiscal Years to 2031)

Items recommended for adoption:

PFM Project Phase 2 Update – **PUBLIC FACILITIES MANUAL (PFM) PROJECT PHASE 2 UPDATE** – The proposed amendments to the PFM are part of the Fairfax First Initiative to improve the speed, consistency, and predictability of the County's land development review process. The amendments primarily focus on technical issues. Overall, the amendments are necessary to incorporate flexibility and innovation into the PFM while updating the PFM to align it with specific requirements set forth in the *Virginia Code*, the *County Code*, and other County documents, such as the Comprehensive Plan, the Countywide Trails Plan, and the Urban Design Guidelines.

Code Amendment – **AMENDMENT TO CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) RE: ENFORCEMENT** – The proposed amendment includes revisions to the provisions for monitoring, inspections, notices, stop work orders, violations, penalties, injunctions, and other legal actions.

Plan Amendment **2020-CW-2CP** – Countywide plan amendment to consider changes to the Housing and Land Use elements of the Policy Plan; the Glossary; and the Area Plans volumes of the Comprehensive Plan related to rental Workforce Dwelling Units.

Code Amendment – **AMENDMENTS TO CHAPTERS 107 (PROBLEM SOILS), 112 (ZONING ORDINANCE), AND 122 (TREE CONSERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) TO REMOVE THE TREE COMMISSION AND GEOTECHNICAL REVIEW BOARD PROVISIONS FROM ARTICLE 19 OF THE ZONING ORDINANCE AND INCORPORATE THEM INTO CHAPTERS 122 AND 107 OF THE COUNTY CODE, RESPECTIVELY** – amendments remove the Tree Commission and GRB provisions (Parts 5 and 6 of Article 19 of the Zoning Ordinance) and incorporate them into a new Article 9 of Chapter 122 (Tree Conservation Ordinance) and Article 3 of Chapter 107 (Problem Soils). Minor edits are proposed to clarify ordinance provisions and update organization names.

zMOD –ZONING ORDINANCE MODERNIZATION PROJECT – Repeal of Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax and the replacement with a new Zoning Ordinance (Chapter 112.1) to promote the health, safety, and general welfare of the public. Proposed changes include (1) Reorganize and reformat the Ordinance into nine articles, revise it to include new tables and graphics, and edit for plain language and readability. (2) Revise provisions throughout the Ordinance, such as the bulk regulations, parking rate table, the transitional screening and barrier table, and the airport noise compatibility table, to align with the new uses.

ZONING ORDINANCE AMENDMENT – AGRITOURISM – Proposes to explicitly list, and define, agritourism as a permitted accessory use to agriculture while establishing use limitations that address concerns surrounding the health, safety, and general welfare of the community.

Code Amendment –**AMENDMENTS TO CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA (COUNTY CODE) AND CHAPTER 12 (TREE PRESERVATION) OF THE PUBLIC FACILITIES MANUAL (PFM) RE: RESOURCE PROTECTION AREA (RPA) PLANTING REQUIREMENTS.** The proposed amendments revise the current RPA planting requirements in the Chesapeake Bay Preservation Ordinance and PFM.

ZONING ORDINANCE AMENDMENT – PROPOSED ZONING ORDINANCE AMENDMENT TO NEW CHAPTER 112.1 RE: SPECIAL PERMIT FEES AND OTHER MINOR REVISIONS – (1) Establish a special permit application fee for an Increase in Flagpole Height. (2) Establish a special permit application fee for Increase in the Height of a Freestanding Accessory Structure; Increase in the Cumulative Square Footage of Freestanding Accessory Structures; and Accessory Structures on Through Lots. (3) Correct and restore the Use Table permissions to those of the previous Zoning Ordinance to allow Farmers Market by administrative permit in the R-A District; Single-Family Attached Dwellings in an Affordable Dwelling Unit Development by right in the R-2, R-3, and R-4 Districts; and Multifamily Dwellings in an Affordable Dwelling Unit Development by right in the R-5 and R-8 Districts. (4) Restore the provisions regulating at-grade attached or detached decks and patios in the front yard to those of the previous Zoning Ordinance, allowing an exemption from the limits on encroachment only in the side and rear yard. (5) Restore the provisions to those of the previous Zoning Ordinance requiring parking in low and medium-density residential districts on a lot of 36,000 square feet or less to occur on a surfaced area in the front yard. (6) Restore the fees in the fee schedule for the application types as contained in the previous Zoning Ordinance: include Home Day Care Facility in the list of special exception applications with the current fee; include Reduction of Required Setbacks for a Single-Family Lot in the list of special permits with the current fee; and clarify for the Amendment to Previously Approved and Currently Valid Applications that the Change in Permittee Only applies to special permits, and the With New Construction and With No New Construction fees apply to special permits, special exceptions, and variances. (7) Make other minor editorial revisions as needed.

ZONING ORDINANCE AMENDMENT – PROPOSED ZONING ORDINANCE AMENDMENT RE: HISTORIC OVERLAY DISTRICTS – STATE CODE REVISIONS Chapter 112.1 (the Zoning Ordinance), adopted March 23, 2021 and effective July 1, 2021, of the 1976 Code of the County of Fairfax, as follows: (1) Under the authority granted by the General Assembly under SB1457, effective April 7, 2021: a. Amend the powers and duties of the Architectural Review Board (“ARB”) to grant additional authority to the ARB to hear and decide applications for any

proposed subdivision, including any subdivision plat, plan, or construction plan (collectively, “proposed subdivision”) of any parcel or parcels within a historic overlay district (“HOD”) whose district-specific regulations require such ARB approval. b. Amend the administration of Historic Overlay District regulations to require ARB review and approval of any application for a proposed subdivision of any parcel(s) within any HOD whose district-specific regulations require such ARB approval. Require ARB approval to include a determination that the proposed subdivision would be compatible with the historic nature of the HOD and to include consideration of the standards applicable to consideration of zoning applications and site, grading, and sports illumination plans. Clarify when ARB review and approval, rather than review and recommendation, is required of subdivision plats. c. Amend the additional Standards for the Wellington Historic Overlay District (WHOD) to require ARB review and approval of any proposed subdivision and to allow the Board to impose or accept conditions and restrictions it deems necessary to ensure any proposed use will be compatible with and not adversely impact any residential area, which may include a condition to allow public access to the WHOD, as permitted by local, state, and federal law.

Item recommended for denial:

zMOD –ZONING ORDINANCE MODERNIZATION PROJECT (FLAGS AND FLAGPOLES) –

(1) Establish specific regulations for flags and flagpoles as follows: (a) Delete flagpoles and monuments from types of accessory structures exempt from height limits; (b) On a lot developed with a single-family dwelling, limit the height of a flagpole to 25 feet; (c) On a lot developed with another other use, limit the height of a flagpole to 60 [20 – 80] feet; (d) Establish a minimum front setback of five feet for a freestanding flagpole; (e) On a lot developed with a single-family dwelling, permit up to two [2 – 3] flags, each no more than 24 [15 – 40] square feet; and (f) On a lot developed with any other use, permit up to three flags, each no more than 96 [96 – 216] square feet. (2) Revise the definition of a flag, including adding “regardless of content” and deleting the references to being attached at the top and draped.

PLANNING COMMISSIONERS

The 2021 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members. The current members are listed below.

Braddock District	Mary D. Cortina
Dranesville District	John C. Ulfelder
Hunter Mill District	John A. Carter
Lee District	Daniel G. Lagana
Mason District	Julie M. Strandlie
Mount Vernon District	Walter C. Clarke
Providence District	Phillip A. Niedzielski-Eichner
Springfield District	Peter F. Murphy
Sully District	Evelyn S. Spain
At-Large	Candice Bennett
At-Large	Andres Jimenez
At-Large	Timothy J. Sargeant



MARY D. CORTINA

BRADDOCK DISTRICT



Mary D. Cortina was appointed to the Planning Commission by the Board of Supervisors in November 2017. Commissioner Cortina is one of three At-Large Commissioners. Her current term will expire in December 2023.

Commissioner Cortina previously served as the Vice Chairman of the Fairfax County Park Authority Board, chairing the Strategic Planning and Budget Committees, and acting as liaison for park volunteer “Friends” groups and trails. Commissioner Cortina was the Braddock representative on the Chesapeake Bay Preservation Ordinance Exception Review Committee from 2007-2015. Prior to that, she served on the Braddock District Land Use Task Force and the Virginia Railway Express (VRE) Garage Task Force. Commissioner Cortina’s other volunteer service includes the Women in Technology Education Foundation’s “Girls in Technology” program, the Burke Centre Wildlife Committee, and the PTA and homeowner’s association in her local Annandale community. Commissioner Cortina was named 2017 “Lady Fairfax” for the Braddock District by Supervisor John Cook for her volunteer service.

Commissioner Cortina is a graduate of George Mason University with a B.S. in Decision Sciences/ Management Information Systems and Marketing. In her capacity as an Information Technology professional, Ms. Cortina was the E-Commerce Director for Amtrak responsible for transforming Amtrak.com into a top revenue-producing travel site. She was also responsible for companywide Intranet systems for 22,000 employees and deployed applications to improve work processes and speed information flow internally. Prior to that, she was the Director of IT for the 4-million-member National Wildlife Federation (NWF) and served on their executive leadership team. In addition to overall responsibility for the organization’s computer systems, Ms. Cortina provided vision and strategy to employ web-based technologies to advance environmental advocacy among NWF’s 50 state affiliates and jumpstarted its award-winning public website, www.nwf.org. Ms. Cortina began her career with Management Systems Designers of Vienna, VA as a contract programmer for the National Institutes of Health, Lister Hill National Center for Biomedical Communications.

JOHN C. ULFELDER

DRANESVILLE DISTRICT



John C. Ulfelder was appointed to the Planning Commission by the Board of Supervisors in December 2013 to represent the Dranesville District. His term will expire December 2024. Commissioner Ulfelder became a Certified Planning Commissioner in 2014. Commissioner Ulfelder serves as the Planning Commission's Vice Chair.

Commissioner Ulfelder has been active with a number of local community groups and non-profit organizations. He served on the Board of the Great Falls Citizens Association (GFCA) from 1991 to 2003, as well as serving as president of the GFCA from 1997 to 2000 and chairing the Land Use and Zoning Committee from 2001 to 2005. He served on the Board of the Audubon Naturalist Society of the Mid-Atlantic (ANS) from 2000 to 2006. He has served on the Boards of the McLean Project for the Arts (MPA), the McLean Orchestra, the INOVA Health System Foundation, the Northern Virginia Regional Park Authority (NVRPA) Foundation and Great Falls Heritage Inc. He has been a member of the Board of Trustees of the Virginia chapter of The Nature Conservancy since 2003 and served as chairman in 2018 and 2019. He is currently a member of the Board of Trustees of WETA, Washington D.C.'s local public television and radio station, and chair's WETA's Finance and Budget Committee. Mr. Ulfelder served on the last four Dranesville District Area Plan Review (APR) Task Forces and served as chairman during the 2004 and 2008 reviews. He served as Chairman of the Hunter Mill Road Area Special Study in 2005 and 2006. He served on the Dranesville District Budget Review Task Forces for FY's 2012, 2013 and 2014 (Chairman for FY 2014). He also served on the Rt. 28 Station ("Innovation") South Working Group.

Commissioner Ulfelder received a B.A. from the University of North Carolina at Chapel Hill in 1964 and an LL.B. from the University of Pennsylvania School Of Law in 1967. He has been a member of the Bar of the District of Columbia since 1968. He retired in 2010 as a Senior Vice President and partner from WEST*GROUP, a large real estate development and management firm based in Tysons Corner, after WEST*GROUP completed the sale of its entire portfolio of properties.

JOHN A. CARTER

HUNTER MILL DISTRICT



John A. Carter was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Hunter Mill District. His term will expire in December 2021.

Commissioner Carter has been a member of the Architectural Review Board (ARB), the Hunter Mill District Land Use Committee (HMDLUC), and the citizen advisory group (zMOD) for the modification of the Fairfax County Zoning Ordinance. Formerly, he was a co-chair of the Vision Committee for the Reston Master Plan Special Study. Mr. Carter also served on the Board of the Washington Plaza Cluster Association at Lake Anne Village in Reston for ten years. He has lived in Reston, Virginia for over forty years.

Commissioner Carter is a licensed architect in Virginia, and a member of the American Planning Association, and the American Institute of Architects. He has a Master of Planning from the University of Virginia, a Master of Architecture in Urban Design from Virginia Tech, and a Bachelor of Architecture with Distinction from Arizona State University.

Commissioner Carter was employed for over 35 years with the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission. During this time he served as the Chief of the Area 3 Division, the Chief of the Community-Based Planning Division, and the Chief of the Urban Design and Preservation Division. Mr. Carter was also employed for five years as an associate with Perkins and Will Architects in Washington, D.C.

DANIEL G. LAGANA

LEE DISTRICT



Daniel “Dan” Lagana was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent Lee District. His term will expire in December 2023.

Commissioner Lagana works as a management consultant; in that role, he supports and leads clients across multiple departments and functions to help solve complex problems. Previously, Commissioner Lagana worked at the Southeast Fairfax Development Corporation, an economic development agency, where his work largely focused on transportation, real estate and land-use, and workforce development along the Richmond Highway Corridor.

Commissioner Lagana is a six-year veteran of the United States Army, a graduate of West Potomac High School, and a native of Fairfax County, Virginia. Commissioner Lagana has a BA from Columbia University.

JULIE M. STRANDLIE

MASON DISTRICT



On December 2, 2014, on a motion by Mason District Supervisor Penny Gross, the Board of Supervisors appointed Julie M. Strandlie to serve as the Planning Commissioner for the Mason District. She was sworn in on January 7, 2015, for a term that extends through December 31, 2022. Commissioner Strandlie serves as the Planning Commission's Parliamentarian, Housing Committee Chair, and representative on the Fairfax County Economic Advisory Commission.

Strandlie currently runs her own government relations firm, Strandlie Advocacy, LLC. Over the course of her career, Strandlie has worked on Capitol Hill, for large law firms, small law firms with national practices, and a variety of professional associations. She also had her own law practice during which time she served as the University of Florida's Washington Representative.

During her tenure as the American Bar Association's grassroots director and legislative counsel for civil legal services, she successfully led national efforts to increase bipartisan support for the Legal Services Corporation (LSC) and to fully insure Interest on Lawyers' Trust Accounts (IOTLA) during the 2008 banking collapse. Most recently, Strandlie served as Legislative & Public Policy Director for the National Employment Lawyers Association where she worked to end forced arbitration of consumer and employment claims, ensure professional diversity on the federal bench, and restore tax fairness for those who experience unlawful discrimination.

Strandlie is a graduate of Georgetown University Law Center and the University of Florida. She is also a graduate of two University of Virginia Sorensen Institute for Political Leadership Programs: Political Leaders Pro- gram (PLP), Class of 2011 and Candidate Training Program (CTP), Class of 2012. She was tapped as an honorary member of Florida Blue Key in recognition of outstanding ability, leadership, and service to the University of Florida.

Strandlie has lived in Fairfax County for over 20 years and throughout this time has been actively involved in the local and state community. Prior to becoming Planning Commissioner, she served for three years as an appointed member of the Mason District Planning, Land Use, and Transportation Advisory Committee. She also has a cumulative 10 years of experience as a board member (and president) of local condominium and homeowner associations.

Her community involvement includes: Governor's Advisory Board on Service and Volunteerism (2016- present); American Bar Association (ABA) Standing Committee on Public Education (2015-2018); ABA Standing Committee on Silver Gavel Awards (2018-present); judge and parent volunteer, "We the People: The Citizen and the Constitution" middle and high school competition (2012-present); Virginia State Bar Special Committee on Access to Legal Services (2007-2013); ABA Advisory Committee to the Standing Committee on the Law Library of Congress (2011-2014); President, O.W. Holmes Middle School PTA (2016-2018); Columbia Elementary School: founder, Law Day programming and PTA volunteer (2006-2015); Fairfax County School Age Child Care Parent Advisory Committee (SACC PAC) representative (2012-2015); Girl Scout Leader (2009-2013); Boy Scout Troop 150/Cub Scout Pack 150 (Annandale United Methodist Church), parent volunteer (2007- present); Holy Trinity Lutheran Church, council member (2010-2013); and past president, University of Florida Alumni Association of Greater Washington, DC and founder UF/DC internship and scholarship program.

Commissioner Strandlie became a Certified Planning Commissioner in 2015.

WALTER C. CLARKE



MOUNT VERNON DISTRICT

Walter C. Clarke was appointed to the Planning Commission by the Board of Supervisors in April 2018 to represent the Mount Vernon District. His term will expire December 2021.

Commissioner Clarke has been an active member of a number of local community groups and non-profit organizations. He served as Co-Chairman of the Embark Richmond Highway Advisory Group from 2015 to 2018. He also served as Chairman of the Alexandria Chamber of Commerce in 2015 and 2016 and as a Board Member from 2013 to present. From 2011 to 2017, Commissioner Clarke served as Chairman of the Salvation Army Alexandria Advisory Council. During that period he also served as President of the Southeast Fairfax Development Corporation Board of Directors.

Other community and volunteer experience includes the Board of Trustees for Friendship Fire House Association; the Board of Directors for the West End Business Association; the Board of Directors for First Night Alexandria; active participation with Fairfax Partnership for Youth; various leadership roles with the Mount Vernon-Lee Chamber of Commerce; Ambassador to First Union Bank for the Wachovia Merger; and Committee Chairman for the Omega Psi Phi Social Fraternity.

Commissioner Clarke is a graduate of Virginia State University and has worked in the banking and financial services industry for over 25 years. He has served in various capacities including mortgage, wealth management, and business banking for two national banks in the region. Commissioner Clarke is currently a Vice President at Burke & Herbert Bank.

**PHILLIP A.
NIEDZIELSKI-EICHNER**
PROVIDENCE DISTRICT



Phillip A. Niedzielski-Eichner was appointed to the Planning Commission by the Board of Supervisors in December 2017 to represent the Providence District. His term will expire in December 2024. Commissioner Niedzielski-Eichner became a Certified Planning Commissioner in 2017.

Commissioner Niedzielski-Eichner was twice elected to the Fairfax County School Board and served a year as its chairman. He has served as an at-large member of the Park Authority Board. He is an at-large appointee to the Economic Advisory Commission and serves on the Executive Committee. He served as the chairman of the Use of Force Subcommittee of the Ad Hoc Police Practices Review Commission, whose final report was delivered in October 2015; he subsequently remained actively engaged with police reform through an "Implementation Committee," formed at the request of the Chairman of the Board of Supervisors.

Commissioner Niedzielski-Eichner earned a Bachelor of Science in pre-med Biology from John Carroll University and a Master of Public Administration from Ohio State University. He is currently founder and President of Governmental Dynamics, a benefit corporation, whose practice is focused on energy, environment, climate change, and civic engagement.

PETER F. MURPHY

SPRINGFIELD DISTRICT



Peter F. Murphy was appointed to the Planning Commission by the Board of Supervisors in December 1982 to represent the Springfield District. His current term will expire in December 2022. Commissioner Murphy continues as Commission Chairman – first elected in 1989. He previously served two terms as Vice Chairman and three years as Commission Secretary.

Commissioner Murphy has been an active member of the following committees and task forces: Policy and Procedures, Subcommittee on P- Districts; Lot Reduction Ordinance Amendment; 50th Anniversary; Redevelopment and Housing; Transportation; Fort Belvoir Engineer Proving Ground Task Force; Route 28 Corridor Task Force; C&I Advisory; Parks; and Infill and Residential Development. In prior years, he also chaired the following: Fort Belvoir/BRAC Area Plan Review Committee; Capital Improvement Program Committee; Seminar Committee; Committee on Proffers and Staff Reports; Development Criteria Committee; Retail Uses in Industrial Districts Committee; Committee on 456/2232 Procedures; and Mini-Mart Committee.

Commissioner Murphy served as the Board of Supervisors' appointee to the Baseball Site Selection Task Force and served as Chairman of the Western Fairfax VRE Station Study Task Force. He also chaired the County's Telecommunications Task Force. He was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commission Chairmen. Commissioner Murphy was appointed in June 2006 and still serves as an At-Large member of the Celebrate Fairfax, Inc. Board of Directors. He is also a member The Old Guard Monument Campaign Leadership Council. In 2010, he was selected to serve on the Department of Defense 50th Anniversary of the Vietnam War Commemoration Commission.

Commissioner Murphy is the recipient of the following awards and honors: the Department of the Army Commander's Award (Medal) for Public Service (2009); the 2007 Lawrence V. Fowler Award, established to recognize the service of a member of a county government board, authority, commission or committee; the 2006 Katherine K. Hanley Public Service Award from Leadership Fairfax, Inc.; the Times Courier Citizen of the Year Award; the Distinguished Public Service Leadership Award presented by the Springfield District Council; the Fairfax County Volunteer of the Year Award in the Community Leader Category; an Honors Award from the County's Department of Planning and Zoning; the Army Ten-Miler Leadership Award; Honorary Alumnus, Norwich University; Honorary Chief, Burke Volunteer Fire and Rescue Department; and the 2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.

He was also selected as a "Center of Influence" by the U.S. Army Cadet Command in 2010. In 1999, Commissioner Murphy was named Lord Fairfax for the Springfield District, and, in 2013, he received the Celebrate Fairfax Ambassador Award presented to those who have dedicated themselves to the success of Celebrate Fairfax and who have served for extended periods of time significantly improving the organization and its events.

Commissioner Murphy, a graduate of Boston College who received an Army Commission through the Reserve Officers' Training Corps program, is in the public relations and communications field in the private sector.

EVELYN S. SPAIN

SULLY DISTRICT



Evelyn S. Spain was appointed to the Planning Commission by the Board of Supervisors in January 2020 to represent the Sully District. Her term will expire in December 2023.

In July 2021, Commissioner Spain was appointed to Chair of the Confederate Names Task Force by the Board of Supervisors. The Task Force is composed of residents, civic organizations, homeowner associations, faith groups, historical groups, and the business community.

Commissioner Spain has been active with several local community groups in Fairfax County. She served as the President of Stone Middle School PTSA and as Co-President of the Minority Achievement Gap Committee at Westfield High School. As a member of the 2014-2018 Executive Committee of the Fairfax County NAACP, she helped the branch to win the 2018 Thalheimer Award. The Thalheimer Award is NAACP's top award given to branches and units for outstanding achievements. As Second Vice President and Community Coordinator of the Fairfax County NAACP, Commissioner Spain provided support and guidance to community outreach programs, including the Political Action Committee's Candidate Forums. The Candidate Forum is one of the most essential programs that is used to keep the Fairfax County community and NAACP Branch membership informed of important local issues and candidates for office. As a co-leader of the Freedom Fund committee, she conducted successful fundraising programs and fostered partnerships with like-minded organizations. Proceeds from Freedom Fund events were used to support branch activities and facilitated the creation and growth of new programs. Commissioner Spain has served as a Board Member for the Fairfax-Falls Church Community Services Board.

Commissioner Spain is the Founder and President of The Foundation for Eleanora R. Spratt Scholarships, a nonprofit scholarship program that provides funding for economically challenged students. She is currently a Quality Assurance Manager at a cloud based small business in Fall Church, Virginia.

Commissioner Spain received her B.A. from Bradley University in Peoria, Illinois. She received an MBA from American Intercontinental University, graduating with Honors. Commissioner Spain is a certified Capability Maturity Model Integration Team Appraiser and a Lean Six Sigma Green Belt. She is also a graduate of the University of Virginia Sorensen Institute for Political Leadership Program (PLP), Class of 2019.

CANDICE BENNETT

AT-LARGE



Candice Bennett was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. Her term will expire in December 2024.

Commissioner Bennett is the Director of Development and Communications at Good Shepherd Housing and Family Services. She currently owns a market research firm, Candice Bennett & Associates, Inc., which she founded in 2003.

Commissioner Bennett has been developing and implementing communication strategies for corporations, political candidates, and not-for-profit organizations since 1998. She started her career at Penn, Schoen, and Berland. She specializes in using quantitative research at all levels of strategic planning, including brand development, product optimization, crisis communications, and employee engagement.

Commissioner Bennett received her M.A. in Security Policy Studies (2003) and B.A. in International Affairs (1998) from The George Washington University. She is a member of the Insights Association and the Association of Fundraising Professionals.

Commissioner Bennett currently serves on Virginia's Fair Housing Board, having been appointed by Governor McAuliffe in 2017. She is an alumna of Leadership Fairfax (2013), the Sorensen Institute for Political Leadership's Candidate Training Program (2015) and Emerge Virginia (2017).

ANDRES JIMENEZ

AT-LARGE



Andres Jimenez was appointed to the Planning Commission by the Board of Supervisors in January 2020 as an at-large Commissioner. His term will expire in December 2023.

A long-time environmental advocate, Andrés Jimenez was tapped by Green 2.0's Board of Directors in June 2020 to serve as its first full-time Executive Director. Andrés is a strategic thinker, a relationship-builder, and carries a deep, empathetic connection to the communities he advocates.

Most recently, Andrés served as Senior Director of Government Affairs at Citizens Climate Lobby (CCL), where he worked with both the House and Senate to help expand the voice of CCL and advocate for relevant legislation. Andrés also served as the Associate Director of Government Relations at Ocean Conservancy with a focus on creating bipartisan solutions for critical issues like ocean acidification and sustainable fisheries in the United States.

Andrés has a strong history of public service, having worked for New York City's mayor's office, the House Judiciary's Immigration Subcommittee, Congresswoman Linda Sanchez, and Congressman Howard Berman. His work also includes being an active member of the GreenLatinos as well as serving on the board for Ecotropics and being a member of the Green Leadership Trust.

TIMOTHY J. SARGEANT

AT-LARGE



Tim Sargeant was appointed to the Planning Commission by the Board of Supervisors in 2006 as one of three At-Large Commissioners. His current term will expire in December 2022. Commissioner Sargeant serves as the Planning Commission's Secretary. He became a Certified Planning Commissioner in 2007.

Commissioner Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the 2500-acre Laurel Hill site in southern Fairfax County. He also chaired the Laurel Hill Adaptive Reuse Citizens Task Force and was appointed by the Board of Supervisors to serve as one of three members to oversee implementation of the Task Force recommendations. In the Mount Vernon District, Sargeant has co-chaired Area Plans Review Task Forces and the 2020 Site Specific Plan Amendment process.

Since 2008, Commissioner Sargeant has served as a gubernatorial appointee to the Board of Visitors of Gunston Hall. He is a past member of the Board of Directors of Celebrate Fairfax, Inc. He also has served on the boards of several area chambers of commerce as well as the Northern Virginia Community College Education Foundation and ARTSFAIRFAX.

Commissioner Sargeant is currently a public affairs manager for Dominion Energy.